

NORTHAMPTON
DEEDS REGISTRY
HAMPSHIRE
CANCELLED

10/31/02 10:57AM 01
000000 #7481

FEE \$2804.40

CASH \$2804.40

Doc: 992233427 OR /6860/0033

10/31/2002 10:56

AFFECTED PREMISES:
216 Lincoln Avenue
Amherst, MA

KNOW ALL BY THESE PRESENTS

That We, LAWRENCE H. ROCKLAND, and CHARLOTTE ROCKLAND, both of 216 Lincoln Avenue, Amherst, Massachusetts 01002

For consideration paid and in full consideration of Six Hundred Fifteen Thousand and 00/100 (\$615,000.00) Dollars

grant to ANDREW BELLAK and SUSAN BAIN BELLAK, *husband and wife as tenants by the entirety*, both of 99 Jane Street, Apartment 3C, New York, New York, 10014

with QUITCLAIM COVENANTS

The land with the buildings thereon situated in Amherst, Hampshire County, Massachusetts, more particularly bounded and described as follows:

See Exhibit A attached hereto and made a part hereof.

Being the same premises conveyed to Lawrence H. Rockland and Charlotte F. Rockland by deed of Joseph L. Grochmal and Ann M. Grochmal dated June 29, 1999 and recorded in the Hampshire County Registry of Deeds at Book 5723, Page 194.

WITNESS our hands and seals this 31st day of October, 2002.

Witness

Witness

LAWRENCE H. ROCKLAND

CHARLOTTE ROCKLAND

Commonwealth of Massachusetts

Hampshire, ss.

October 31, 2002

Then personally appeared the above named LAWRENCE H. ROCKLAND and CHARLOTTE ROCKLAND and acknowledged the foregoing instrument to be their free act and deed, before me,

Bruce M. Fogel, Notary Public

My Commission Expires: 11/3/06

EXHIBIT A

216 LINCOLN AVENUE
AMHERST, MASSACHUSETTS

The land, with the buildings thereon, situate on Lincoln Avenue in Amherst, Hampshire County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning on said Lincoln Avenue at the northeast corner of the conveyed premises, it being the southeast corner of land now or formerly of John Donahue; thence running

SOUTH 1° 45' EAST one hundred forty-eight and one-half (148 ½) feet to a stake and stones at land now or formerly of James B. Paige; thence running

SOUTH 88° 15' WEST two hundred and thirty (230) feet on said Paige's land to a stake and stones; thence running

NORTH 1° 45' WEST one hundred and twenty-five and one-half (125 ½) feet to a stake and stones at land now or formerly of John Donahue; thence

NORTH 86° EAST two hundred thirty-one and two-tenths (231.2) feet more or less, on said Donahue's land to said Lincoln Avenue to the place of beginning. Containing seven thousand two hundred and forty-five ten thousandths (.7245) of an acre, of land, be the same more or less.
(Previously erroneously referred to as "NORTH 88 ° 15' EAST". See Plan of Land in Amherst, Mass. Owned by Frank P. Donahue, dated March 25, 1925, recorded in the Hampshire County Registry of Deeds in Plan Book 8, Page 20.)

ATTEST: HAMPSHIRE, Marianne L. Donahue, REGISTER
MARIANNE L. DONOHUE